

ON-LINE ZONING ORDINANCE DISCLAIMER

The Web version of the City of Cambridge, Massachusetts Zoning Ordinance is provided for reference and the convenience of having the Ordinance in a computer-readable format. The print version of the Zoning Ordinance, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Ordinance. If any discrepancies exist between the print and web versions of the Zoning Ordinance, the print version, together with any City Council amendments, shall be considered correct. Recent amendments to the Zoning Ordinance may appear on the Web prior to being incorporated into the print version of the Ordinance.

TABLE OF CONTENTS

Text current through Ordinance
#1307 of June 18, 2007

ARTICLE	1.000	PREAMBLE
	1.10	Title
	1.20	Authority
	1.30	Purpose
	1.40	Effective Date
	1.50	Amendments to the Ordinance and Zoning Map
	1.60	Applicability
	1.70	Severability
ARTICLE	2.000	DEFINITIONS
ARTICLE	3.000	ZONING DISTRICTS
	3.10	Division of the City into Zoning Districts
	3.20	Zoning Map
	3.30	Rules for Interpretation of District Boundaries
ARTICLE	4.000	USE REGULATIONS
	4.10	General Classification Rules
	4.20	Special Classification Rules
	4.30	Table of Use Regulations
	4.40	Footnotes to the Table of Use Regulations
	4.50	Institutional Use Regulations
ARTICLE	5.000	DEVELOPMENT STANDARDS
	5.10	General Regulations
	5.20	Standards for Dimensional Regulations
	5.30	District Dimensional Regulations
	5.40	Transitional Requirements
	5.50	Special Dimensional Regulations
ARTICLE	6.000	OFF STREET PARKING AND LOADING REQUIREMENTS
	6.10	Intent and Applicability
	6.20	Off Street Parking Regulations
	6.30	Parking Quantity Requirements
	6.40	Design and Maintenance of Off Street Parking Facilities
	6.50	Parking Plan Information Requirements
	6.60	Purpose and Intent of Loading Requirements
	6.70	Application of Loading Requirements
	6.80	Required Amount of Loading Requirements
	6.90	Location and Layout of Loading Facilities
ARTICLE	7.000	SIGNS AND ILLUMINATION
	7.10	Signs
	7.20	Illumination
ARTICLE	8.000	NONCONFORMITY
	8.10	Existing Buildings
	8.20	Nonconformance
ARTICLE	9.000	PROCEDURES AND ADMINISTRATION
	9.10	Enforcement
	9.20	Certificate of Occupancy
ARTICLE	10.000	APPEALS, VARIANCES, AND SPECIAL PERMITS
	10.10	Board of Zoning Appeal
	10.20	Appeals
	10.30	Variances
	10.40	Special Permits
	10.50	Repetitive Petitions

ARTICLE 11.000	SPECIAL REGULATIONS
11.10	Townhouse Development
11.20	Deleted
11.30	Fast Order Food Establishments
11.40	Deleted (see Article 19.000)
11.50	Deleted (see Article 20.000)
11.60	Deleted (see Article 20.000)
11.70	Deleted (see Article 20.000)
11.80	Employment Plan Compliance Procedure
11.90	Deleted
11.100	Deleted (see Article 20.000)
11.200	Incentive Zoning Provisions
11.300	Deleted (see Article 20.000)
11.400	Deleted (see Article 20.000)
11.500	Interim Planning Overlay Permit
ARTICLE 12.000	PLANNED UNIT DEVELOPMENT
12.10	Statement of Purpose
12.20	Area of Applicability
12.30	Review of Planned Unit Development Applications
12.40	Enforcement
12.50	General Development Controls
ARTICLE 13.000	PLANNED UNIT DEVELOPMENT DISTRICTS
13.10	PUD at Kendall Square: Development Controls
13.20	PUD-1 District: Development Controls
13.30	PUD-2 District: Development Controls
13.40	PUD-3 District: Development Controls
13.50	PUD-4, PUD-4A and PUD-4B Districts: Development Controls
13.60	PUD-5 District: Development Controls
13.70	Planned Unit Development in the North Point Residence District
ARTICLE 14.000	MIXED USE DEVELOPMENT DISTRICT: CAMBRIDGE CENTER
14.10	Scope and Intent
14.20	Use Regulations
14.30	Intensity of Development Requirements
14.40	Open Space Requirements
14.50	Vehicular Access, Parking and Loading
14.60	Signs
14.70	Inapplicability of Certain Other Regulations
ARTICLE 15.000	CAMBRIDGEPORT REVITALIZATION DEVELOPMENT DISTRICT
15.10	Scope and Intent
15.20	Use Regulations
15.30	Intensity of Development Requirements
15.40	Open Space Requirements
15.50	Parking and Loading Requirements
15.60	Signs
15.70	Inapplicability of Certain Other Regulations
15.80	Public Benefits
ARTICLE 16.000	NORTH POINT RESIDENCE, OFFICE AND BUSINESS DISTRICT
16.10	Scope and Intent
16.20	Use Regulations
16.30	Intensity of Development Requirements
16.40	Open Space Requirements
16.50	Parking and Loading Requirements
16.60	Signs
16.70	Inapplicability of Certain Other Regulations

	16.80	Public Benefits
ARTICLE	17.000	SPECIAL BUSINESS, OFFICE AND INDUSTRIAL DISTRICTS
	17.10	Special District 1
	17.20	Special District 2
	17.30	Special District 3
	17.40	Special District 4 & 4A
	17.50	Special District 5
	17.60	Special District 6
	17.70	Special District 7
	17.80	Special District 8 & 8A
	17.90	Special District 9
	17.100	Special District 10
	17.200	Special District 11
	17.300	Special District 12
	17.400	Special District 13
	17.500	Special District 14
ARTICLE	18.000	
	18.10	Traffic Mitigation Requirements
	18.20	Construction Management Program
ARTICLE	19.000	Project Review
	19.10	Intent and Purpose
	19.20	Project Review Special Permit
	19.30	Urban Design Objectives
	19.40	Advisory Development Consultation Procedures
	19.50	Building and Site Plan Requirements
ARTICLE	20.000	Overlay Districts
	20.10	Transition Overlay Districts
	20.11	Hammond and Gorham Streets Transition Overlay District
	20.12	Kirkland Place Transition Overlay District
	20.20	Mixed Use Residential Overlay District (MXR)
	20.30	Eastern Cambridge Development Rights Transfer Districts (TDD and TRD)
	20.40	Eastern Cambridge Housing Overlay District (ECHO)
	20.50	Harvard Square Overlay District and Harvard Square Historic Overlay District
	20.60	Parkway Overlay District
	20.70	Flood Plain Overlay District
	20.100	North Massachusetts Avenue Overlay District
	20.300	Central Square Overlay District
ARTICLE	21.000	TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS
	21.10	General Provisions
	21.20	Eastern Cambridge Development Rights Transfer Districts (TDD and TRD)
	21.30	Special Districts 8, 8A, 9 and 10
	21.40	Alewife Overlay Districts 1-6
